



# Township of McKellar

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## Schedule 6: Designer Information

**The following list of drawings should be used as a guide** when preparing drawings for submission for a building permit **for a project designed under Part 9 of the Ontario Building Code, which does not require professional design.** Any project that requires design by an Architect and/or Professional Engineer (Part 3 Buildings, such as assembly, institutional or large buildings over 600 square meters and multiple dwellings), will require more comprehensive drawings to illustrate compliance with the Ontario Building Code.

The Designer that prepares the permit drawings must provide sufficient information to ensure compliance with the requirements of the Ontario Building Code. **As of January 1, 2006, all Designers will be required to show proof of meeting the qualifications required by the Ministry of Housing.**

### 1. Site Plan:

- The location of all existing buildings as well as the proposed. If you do not own your shore road allowance or crown reserve indicate on the site plan the limit of the allowance.
- The setbacks to lot lines must be clearly shown.
- The plan should be to scale and show all property boundaries, adjacent road and water bodies. The location of site services should be added to the site plan as well.
- A copy of the deed may be beneficial if the site plan has not been prepared by an Ontario Land Surveyor.

### 2. Floor Plan Drawings:

- All rooms must be labeled to illustrate their intended use.
- The locations of doors, windows and plumbing fixtures and stairs must be clear.
- Structural information for the roof or floor above may also be illustrated on the floor plans for simple projects, as well as mechanical and electrical information. The plans must be to scale, with a separate plan for each storey, including basement. If the project is an addition, the layout of the existing floor plan is also required.

### 3. Building Elevation Drawings:

- Show proposed grade at each elevation of the building. Windows, doors, roof slopes, decks, chimneys, etc, should be clearly illustrated.

### 4. Foundation and Pier Plan Drawings:

- The size and type of materials used for the foundation.
- The location and size of all footings, including column and pier footings.
- The location and type of any required drainage should be illustrated. The location of plumbing and electrical services can be added on this drawing.

## **5. Framing Plan Drawings:**

- For simple projects the framing can be shown on the floor plans.
- The size and location of all structural members must be clear.
- The size and span for beams should be indicated.
- The specifications for engineered lumber must be provided (e.g. truss drawing).
- Sufficient information must be provided on the drawings to verify that all loads are safely transferred to the foundation.

## **6. Roof Plan Drawings:**

- Maybe illustrated on the floor plans for simple projects. Roof slope and any roof mounted equipment must be shown.

## **7. Section and Detail Drawings:**

- Cross section will illustrate all the materials that make up the wall, floor and roof systems. Adequate information shall be included to be able to determine the location of all building components, for example, insulation, air barrier vapor barrier, structural members, sheeting, backfill height, bracing and required connections.

## **8. Electrical Services Plan:**

- Show location of lights, smoke alarms, carbon monoxide detectors, switching and other electrical components required under the Ontario Building Code.
- Note: Contact Hydro One for permits required under the Electrical Code.

## **9. Heating, Ventilation and Air Conditioning Plan:**

- Show locations of supply and return air openings for heating and ventilation.
- Provide heat loss calculations and duct design.
- Location and description of HVAC units and ventilation design summary.
- Location and clearance details for woodstoves and fireplaces.

## **10. Plumbing Plan:**

- Show all plumbing fixtures, including roughed-in fixtures.
- Provide information on pipe sizing, appliances, devices and fixtures used. (list or Schematic Drawing)